



US EPA RECORDS CENTER REGION 5



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1911 E. Hamlin

ME0104-75

Supervisor—Earl E. Borden—656-4664 • Clerk—Betty Adams—656-4630 • Treasurer—Mildred P. Knudsen—656-4675
Trustees—Billie M. Ireland, George Karas, Eugene S. Nowicki, Melvin L. Schnitzel

April 28, 1983

Mr. Bob Savage
Liberty State Bank
Commercial Loan Dept.
801 W. Big Beaver
Troy, MI 48099

Dear Bob:

Regarding your inquiry as to the property at Hamlin and Dequindre, I will refer all my comments to the survey dated June 9, 1982 by the Louis Cantor Company, drawing No. 2415000.

Starting with the westerly most parcel which has 60 ft. of frontage on Hamlin Road, that is the original 20 acres of sanitary landfill that was owned by MAL Enterprises and has our Township File #67-9. Our files indicate that this was excavated to approximately 707 ft. above sea level, with the top initial grade ranging from 723 to 729 ft. above sea level - that is converted to USGS data. This site was filled with industrial and general household and commercial refuse. Your plans indicate there is a 24 " concrete pipe underneath the site and this is correct, however, your plans do not show that there is the Ladd Drain traversing through the property from the west to the east. This site from Hamlin Road back to the Ladd Drain is zoned light industrial. Everything north of the Ladd Drain is zoned single family residential, R-4, which is depicted on the zoning map that you indicated you have.

The next parcel of land borders Hamlin, Dequindre and School Roads, and shows up on Township records at 17.90 acres, 9.20 acres, and 4 acres. This has our File #68-7, and this site was also filled with industrial, commercial, and general household refuse. It is also zoned light industrial from Hamlin Road to the Ladd Drain and everything north of the Ladd Drain is zoned R-4, single family residential. This site also has 25 to 30 ft. of landfill. The area starting from Hamlin Road along Dequindre and going back to the Ladd Drain did have an approved site plan for a recreational vehicle storage facility. It was approved by the Township Planning Commission on November 20, 1979 for the SMC Hauling Co. The operators did start to place slag on top of the clay that was on site, but never completed the site according to the approved site plan. I would also like

Sand-Fill
landfill



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to bring to your attention the southeast corner of this site. It is rumored that the first 300 ft. of that corner has been backfilled with a certain amount of clay and it is not entirely filled with sanitary landfill, but the only way to verify this would be through test borings.

I have enclosed for your convenience pages 62, 63 and 64 of Ordinance 80, our Township Zoning Ordinance, which states principal and conditional uses for Industrial Districts, which would include all land south of the Ladd Drain. Also enclosed are pages 24, 25, 26, 27 and 28 of Ordinance 80, which is the R-4 zoning district. This would be uses permitted for the area north of the Ladd Drain.

As you are well aware, your survey dated 6/9/82 does not indicate the Ladd Drain flowing through this property, also it does not show the location of the 24" concrete pipe that empties into the Ladd Drain. The Ladd Drain cannot be shaped to its proper elevation starting from Dequindre heading westerly, until such time as the 24" pipe is abandoned. This cannot be abandoned until such time as a three acre hole on the extreme west border of the 20 acre parcel has been filled. (Refer to our File #71-114). Also not shown on your survey is the north-south ditch between the westerly property line 400 ft. west of Dequindre. This ditch was installed to handle the drainage for your site, the Jones & Laughlin Steel site and also to handle water backed up onto Dequindre with the original filling of your site.

At the present time the Township does not have any record of the various easements that have been recorded on your plan. It is my understanding that Dave Snyder from the Oakland County Drain Commission is interested in acquiring dedicated easements along the Ladd Drain. These drains and easements are detailed on the plans I have supplied you with.

I realize the prints that I have included with this letter in some cases are not very legible. I am sending them so you can make reference to them and can secure better copies from the original maker of the prints. You could also come into our facility and look at the prints that we have on file. There was much time spent trying to make these reproductions, but this is the best we could come up with. If I can be of any further assistance, please contact me.

Sincerely,

BUILDING DEPARTMENT


Jerome J. Eby
Housing & Zoning Official

JJE/10

Enc.